172.0	0004	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	867,000 / 867,000
					USE VALUE:	867,000 / 867,000
					ASSESSED:	867,000 / 867,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		KILSYTHE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LUBOWICH RENEE E--ETAL
Owner 2:	HOWE PATRICIA C
Owner 3:	
Street 1:	6 KILSYTHE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .199 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 2530 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8649.000	382,700	8,700	475,600	867,000
Total Card	0.199	382,700	8,700	475,600	867,000
Total Parcel	0.199	382,700	8,700	475,600	867,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 342.74 /Parcel: 342.74

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 172.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	382,700	8700	8,649.	475,600	867,000		Year end	12/23/2021
2021	101	FV	371,200	8700	8,649.	475,600	855,500		Year End Roll	12/10/2020
2020	101	FV	371,200	8700	8,649.	475,600	855,500	855,500	Year End Roll	12/18/2019
2019	101	FV	292,200	8700	8,649.	468,800	769,700	769,700	Year End Roll	1/3/2019
2018	101	FV	292,200	8700	8,649.	360,100	661,000	661,000	Year End Roll	12/20/2017
2017	101	FV	292,200	8700	8,649.	339,700	640,600	640,600	Year End Roll	1/3/2017
2016	101	FV	292,200	8700	8,649.	312,600	613,500	613,500	Year End	1/4/2016
2015	101	FV	276,300	8700	8,649.	292,200	577,200	577,200	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21324-323		7/1/1991		192,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/6/2016	935	Addition	45,000		7/6/2016			Small addition of
4/30/2003	235	Wood Dec	13,500	C		G6	GR FY06	10x25
1/16/2003	31	Manual	13,000					REMOVE OLD STAIRS
11/26/2002	984	Redo Bat	13,000					
6/7/2002	416	Re-Roof	4,500	C				
10/7/1996	508	Alterati	6,200					REMODEL SUNROOM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8649		Sq. Ft.	Site		0	70.	0.79	6									475,632						475,600	

Total AC/HA: 0.19855 | Total SF/SM: 8649 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 475,632 | Spl Credit: | Total: 475,600

User Acct

113950

GIS Ref

GIS Ref

Insp Date

09/15/18

!13313!

PRINT

Date	Time
12/30/21	16:43:36

LAST REV

Date	Time
10/10/19	18:53:21

apro

PAT ACCT. 13313

USER DEFINED

Prior Id # 1:	113950
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	MEAS&NOTICE	HS	Hanne S
11/26/2008	Meas/Inspect	336	PATRIOT
11/13/2008	Measured	345	PATRIOT
7/14/2005	Permit Visit	BR	B Rossignol
12/21/1999	Mailer Sent		
12/13/1999	Measured	256	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	17 - Fake		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.27499998
Const Adj.:	1.00899994
Adj $ / SQ:	167.242
Other Features:	98800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	470133
Depreciation:	87445
Depreciated Total:	382688

COMMENTS

OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	1

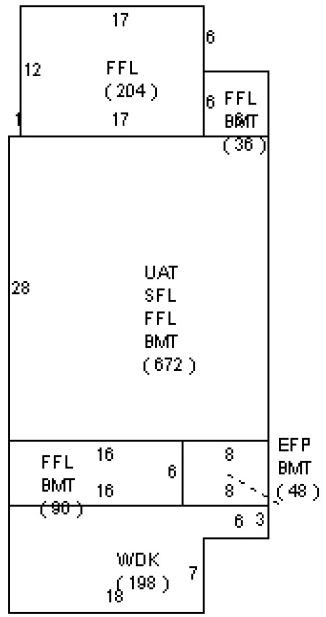
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	M
Totals			
1	7	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	167.24
Special Features:	0	Val/Su Net:	129.90
Final Total:	382700	Val/Su SzAd	227.80

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,008	167.240	168,580
BMT	Basement	852	76.260	64,975
SFL	Second Floor	672	167.240	112,386
WDK	Deck	198	11.150	2,208
UAT	Upper Attic	168	117.070	19,668
EFP	Enclos Porch	48	73.250	3,516

Net Sketched Area:	2,946			Total:	371,333
Size Ad	1680	Gross Area	3450	FinArea	2530

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	C	
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	40X20	A	AV	1950	18.13	T	40	101			8,700			8,700

More:	N	Total Yard Items:	8,700	Total Special Featues:		Total:	8,700

PARCEL ID

172.0-0004-0006.0

IMAGE

AssessPro Patriot Properties, Inc